

255,000

REAL ESTATE TRANSFER
TAX PAID <u>38</u>
STAMP #
\$ <u>407.20</u>
<i>Michelle Utzler</i>
RECORDER
<u>8-21-98</u> <u>Madison</u>
DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 SALE \$ 1.00

FILED NO. 907
 BOOK 139 PAGE 465
 98 AUG 21 PM 1:30
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 PREPARED

This instrument prepared by and return to:
 ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, **David D. Caligiuri and Janette J. Caligiuri, husband and wife**, do hereby Convey unto **John R. Hagen and Sallie A. Hagen, husband and wife**, as Joint Tenants With Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

A tract of land beginning at the Southeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 84°35' West 767 feet, thence North 15°15' East 1001 feet, thence South 04°00' East 232 feet, thence along a curve concave Northeasterly 215.98 feet, thence South 84°18' East 175 feet, thence along a curve concave Northerly 117.17 feet, thence North 65°00' East 80.8 feet, thence South 591 feet to the point of beginning, subject to road easements and containing 9.6 acres, more or less.

Locally known as 3334 - 215th Lane, St. Charles, Iowa 50240.



Grantors to Hereby Covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
) SS:
 COUNTY OF MADISON)

Dated: August 17, 1998.

On this 17 day of August, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared **David D. Caligiuri and Janette J. Caligiuri, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

David D. Caligiuri
 David D. Caligiuri

Janette J. Caligiuri
 Janette J. Caligiuri

[Signature]
 Notary Public in and for the State of Iowa